



RECORD OF ACTION

Planning & Zoning Commission

Thursday, November 3, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from October 6, 2022.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and the meeting minutes from October 6 were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP
Director of Planning





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, November 3, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**1. Dublin Metroplace at 600 Metro Place North
22-148CP**

Concept Plan

Proposal: Construction of five-story building consisting of: ±160 residential units; 7,380 square feet of residential amenities; a 4,350-square-foot commercial space; 220 parking spaces; and associated site improvements.

Location: 6.32-acre site is northwest of the intersection of Metro Place North and Upper Metro Place and zoned Planned Unit Development.

Request: Informal review with non-binding feedback of a Concept Plan under the provisions of Zoning Code §153.066.

Applicant: Bill Downing, Borrer

Planning Contact: Zachary Hounshell, Planner II

Contact Information: 614.410.4498, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-148

RESULT: The Commission acknowledged the need for residential development in the Metro Center area, but was not supportive of a residential development facing I-270. The Commission recommended considering a buffer building between the residential building and I-270. However, the Commission was generally concerned about the residential use on this site.

MEMBERS PRESENT:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Recused
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zachary Hounshell, Planner II





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, November 3, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

2. **CMR/CH Hotel and Condominiums at PIDs: 273-012909 & 273-008269** **22-152INF** **Informal Case Review**

Proposal: Construction of a nine-story condominium building, a seven-story hotel, and an event center over a two-story, podium building for parking with building amenities and a pedestrian bridge.

Location: 2.85-acre site is southeast of the roundabout at Riverside Drive and W. Dublin-Granville Road and zoned Bridge Street District, Scioto River Neighborhood.

Request: Informal review with non-binding feedback under the provisions of Zoning Code §153.066.

Applicant: Brian Peterson, Meyers Architects

Planning Contact: Zachary Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-152

RESULT: The Commission was generally supportive of the proposed uses and layout of the site. The Commission was generally concerned with the massing and height of the development, stating additional concern of the development being disconnected from the district. The Commission expressed concern over pedestrian connectivity to and from the site along Riverside Drive and W. Dublin-Granville Road. The Commission encouraged the applicant to continue their neighborhood engagement throughout the duration of this development.

MEMBERS PRESENT:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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 Zachary Hounshell, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, November 3, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

3. Neuro Transitional Rehabilitation Center at 6640 Perimeter Drive 22-123CU/22-126FDP Conditional Use/Final Development Plan

Proposal:	For text modifications and Conditional Use to permit a Specialty Hospital Use and the construction of a one-story, neuro transitional rehabilitation center on a 1.98-acre site.
Request:	Review and approval of text modifications, Conditional Use, and a Final Development Plan under the provisions of Zoning Code §§153.053 and 153.234.
Applicants:	Joe Walker, EMH&T; and Nick Belfer, Select Medical
Planning Contacts:	Elizabeth Fields, AICP, Public Planning Manager, McBride Dale Clarion and Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information:	efields@mcbriedale.com and 614.410.4662; sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/22-123 and www.dublinohiousa.gov/pzc/22-126

MOTION 1: Mr. Way moved and Mr. Supelak seconded, to approve the three text modifications below:

1. To add Specialty Hospitals for neurological rehabilitation use only;
2. To permit fencing for the proposed use; and
3. To permit heritage-style light fixtures.

VOTE: 6 – 0.

RESULT: The three text modifications were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Yes



**3. Neuro Transitional Rehabilitation Center at 6640 Perimeter Drive
22-123CU/22-126FDP Conditional Use/Final Development Plan**

MOTION 2: Mr. Way moved and Mr. Schneier seconded, to approve the Conditional Use for a Specialty Hospital without conditions.

VOTE: 6 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Yes

MOTION 3: Mr. Supelak moved and Mr. Way seconded, to approve the Final Development Plan with five (5) conditions:

- 1) That the applicant submit a sign plan that is consistent with the development text and the Code for review and approval by the PZC and then to Building Standards for sign permits, prior to installation of any signs;
- 2) That the applicant provide a recorded copy of the amended development text to staff upon recording of the same, prior to building permit submittal;
- 3) That the applicant continue to work with Engineering to demonstrate compliance with stormwater management requirements in accordance with Chapter 53 of the City of Dublin Codified Ordinances;
- 4) That the applicant continue to work with staff to provide a paved connection from the development to the shared-use path along the eastern portion of the subject parcel, subject to staff approval; and
- 5) That the applicant explore the use of full-depth brick with staff.

VOTE: 6 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Elizabeth Fields

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Elizabeth Fields, Public Planning Manager
McBride Dale Clarion

